Davidson County DEEDWARR
Recvd: 09/15/04 08:35 2pgs
Fees:13.00 Taxes:320.98

20040915-0110999

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43298

WARRANTY DEED

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,750.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/4/05

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHN FULLER	**SEBRING CAPITAL PARTNERS, LP**	**43-11-198**
1023 N. Dupont Avenue	**4000 International Pkwy,#3000**	**11D 93142**
Madison, TN 37115	**Carrollton, TX 75007**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, HOWARD LUARTES, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN FULLER, a single person, and SHERYL SNELL, a single person**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE** OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot Number 4 on the Plan of Archwood Annex, as shown on plat of record in Plat Book 6200, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Howard Luartes by deed from Secretary of H.U.D., of record in Instrument Number 20031119-0169005, Register's Office for Davidson County, Tennessee.

This is Improved property known as **1023 North Dupont Avenue, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25 day of August, 2004.

Howard Luartes by Mark L. Mayo attorney in fact

HOWARD LUARTES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 25th day of August, 2004, before me personally appeared Alan D. Mazur, to me known to be the person who executed the foregoing instrument in behalf of HOWARD LUARTES, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said HOWARD LUARTES, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 9/4/05

MARK BLAYNEY LEECOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/04/2005